Table of Contents

Chapter 1. Introduction

- 1. Introduction
- 2. Organization
- 3. Design Review Process
- 4. Interpretation
- 5. Applicability
- 6. Exceptions

Chapter 2. Single-Family Residential

- 1. Intent
- 2. Applicability
- 3. Single-Family Design Standards
 - A. Single-Family Residential Subdivision Design
 - (1) Lot and Tract Design
 - (2) Residential Circulation
 - (3) Useable Open Space
 - (4) Landscaping
 - (5) Crime Prevention Through Environmental Design (CPTED)
 - (6) Community Monumentation, Perimeter Fences and Walls
 - (7) Trails/Pathways/Sidewalks
 - B. Architectural Form
 - (1) Building/Garage Orientation
 - (2) Architectural Design
 - (3) Materials and Colors
 - C. Solar Panel Design Guidelines
 - (1) South Facing Pitched Roofs
 - (2) North and East/West Facing Pitched Roofs
 - (3) Flat Roofs

Chapter 3. Multi-Family Residential

- 1. Introduction
- 2. Site Design
 - A. Site Layout and Orientation
 - B. Access and Circulation
 - C. Parking Areas
 - D. Project Entries
 - E. Crime Prevention Through Environmental Design (CPTED)
 - F. Open Space
 - G. Landscaping

- H. Lighting
- I. Perimeter Fence and Wall Designs
- J. Cluster Mailboxes
- K. Utility and Mechanical Equipment
- L. Trash and Storage Areas
- 3. Architectural Guidelines
 - A. Architectural Design
 - B. Building Scale and Height
 - C. Materials/Colors

Chapter 4. Commercial and Mixed Use Development

- 1. Introduction
- 2. Site Design
 - A. Site Layout
 - B. Access and Circulation
 - C. Parking Areas
 - D. Parking Structures
 - E. Project Entries
 - F. Crime Prevention Through Environmental Design (CPTED)
 - G. Public Space/Pedestrian Amenities
 - H. Landscaping
 - I. Lighting
 - J. Walls
 - K. Loading Areas and Refuse Enclosures
 - L. Utilities and Mechanical Equipment
- 3. Architectural Standards
 - A. Design Theme
 - B. Building Form and Mass
 - C. Wall/Facade Articulation
 - D. Roof Planes
 - E. Storefront Design Guidelines
 - F. Colors and Materials
- 4. Supplemental Development Criteria
 - A. Introduction
 - B. Neighborhood Shopping Centers
 - (1) Description
 - (2) Site Organization
 - (3) Building Design
 - C. Service Stations and Car Washes
 - (1) Description
 - (2) Site Organization
 - (3) Building Design
 - (4) Special Requirements

- D. Drive-Through Businesses
 - (1) Description
 - (2) Site Organization
 - (3) Building Design
- E. Big Box Retail (Large Retail Users)
 - (1) Description
 - (2) Site Organization
 - (3) Building Design
- F. Western Avenue Commercial
 - (1) Introduction
 - (2) Site Planning/Design Objectives

Chapter 5. Employment/Industrial

- 1. Introduction
- 2. Site Design
- 3. Site Access
- 4. Parking and Vehicle Circulation
- 5. Views and Screening
- 6. Loading and Outdoor Storage
- 7. Building Architecture and Design
 - A. Building Design
 - B. Building Massing
 - C. Building Entries
 - D. Roof Elements
 - E. Building Materials/Color
- 8. Landscaping Guidelines
- 9. Exterior Lighting

Appendices

Appendix A. Four-Sided Design for Buildings

Appendix B. Building Form, Mass and Articulation

Appendix C. Building Materials

Appendix D. Liner Buildings

Appendix E. Arcades, Awnings and Canopies

Appendix F. Color

Appendix G. Transitions

Appendix H. Single Family Entries & Porches

Appendix I. Single Family Garage Designs

Appendix J. Public Space/Pedestrian Amenities

Appendix K. Public Art

Appendix L. Pedestrian Connections

Appendix M. Mixed-use

Appendix N. Drive-through Facilities

Appendix O. Residential Edge Conditions

Appendix P. Sign Guidelines

Appendix Q. Glossary